176.0	0007	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	608,300 / 608,300
					USE VALUE:	608,300 / 608,300
					ASSESSED:	608,300 / 608,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	INGLIS EDWIN B
Owner 2:	
Owner 3:	
Street 1:	100 HIBBERT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,849 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1923, having primarily Vinyl Exterior and 1482 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6849.000	214,300		394,000	608,300
Total Card	0.157	214,300		394,000	608,300
Total Parcel	0.157	214,300		394,000	608,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.46 | /Parcel: 410.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	118777
GIS Ref	
GIS Ref	
Insp Date	07/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0007-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	214,300	0	6,849.	394,000	608,300	608,300	Year End Roll	12/18/2019
2019	101	FV	180,900	0	6,849.	388,400	569,300	569,300	Year End Roll	1/3/2019
2018	101	FV	180,900	0	6,849.	298,300	479,200	479,200	Year End Roll	12/20/2017
2017	101	FV	180,900	0	6,849.	281,500	462,400	462,400	Year End Roll	1/3/2017
2016	101	FV	180,900	0	6,849.	258,900	439,800	439,800	Year End	1/4/2016
2015	101	FV	168,900	0	6,849.	242,100	411,000	411,000	Year End Roll	12/11/2014
2014	101	FV	168,900	0	6,849.	222,900	391,800	391,800	Year End Roll	12/16/2013
2013	101	FV	168,900	0	6,849.	222,900	391,800	391,800		12/13/2012

!13802!

PRINT

Date	Time
12/11/20	03:42:22

LAST REV

Date	Time
04/09/19	13:58:52
mmcmakin	
13802	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12327-265		11/10/1972		31,000	No	No		N

USER DEFINED

Prior Id # 1:	118777
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/7/2018	MEAS&NOTICE	BS	Barbara S
10/22/2008	Meas/Inspect	189	PATRIOT
11/2/2000	Hearing N/C	153	PATRIOT
12/22/1999	Meas/Inspect	276	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6849		Sq. Ft.	Site		0	70.	0.82	6			Topo	-10					394,047						394,000	

Total AC/HA: 0.15723 | Total SF/SM: 6849 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 394,047 | Spl Credit | Total: 394,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99247509
Adj $ / SQ:	140.683
Other Features:	56800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	310599
Depreciation:	96286
Depreciated Total:	214313

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4				Baths: 1		HB		

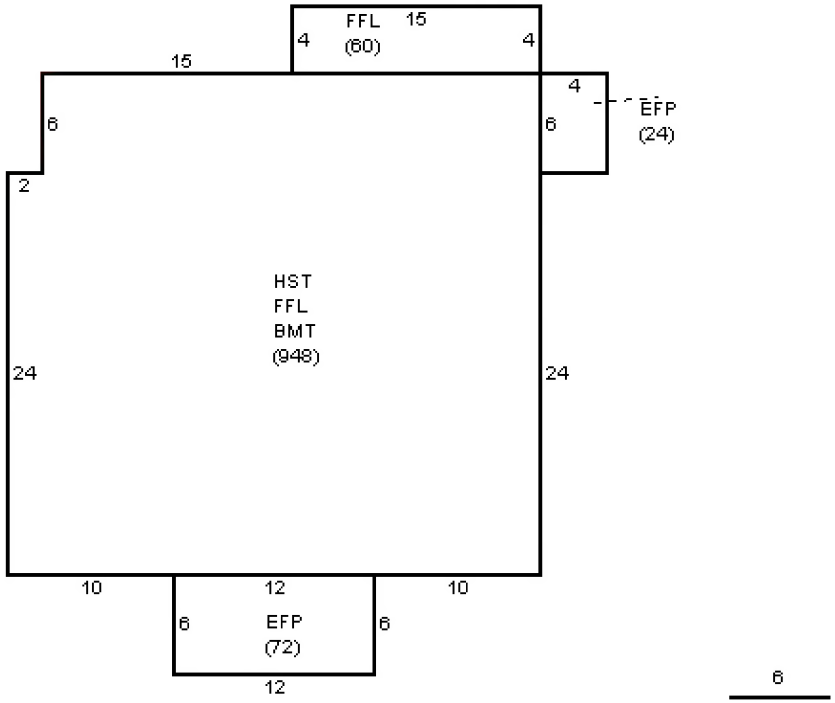
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.68
Special Features:	0	Val/Su Net:	84.84
Final Total:	214300	Val/Su SzAd	144.60

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,008	140.680	141,809
BMT	Basement	948	42.210	40,010
HST	Half Story	474	140.680	66,684
EFP	Enclos Porch	96	55.170	5,296
	Net Sketched Area:	2,526	Total:	253,799
Size Ad	1482	Gross Are	3000	FinArea 1482

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0007-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X10	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	